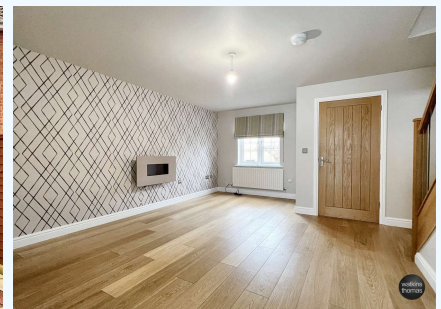




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6 Smithy Court, Saxon Gate, Hereford, HR2 6RS

A quite exceptional inner terrace home with orangery extension. The property is fitted to the highest standard and offers three bedrooms, driveway and garage.

£257,500 (Freehold)

Residential Sales

6 Smithy Court, Saxon Gate, Hereford, HR2 6RS

LOCATION

Smithy Court is located off Waggoners Way on the Saxon Gate development which is set off Ross Road about one and a half miles south of central Hereford. The locality is served by a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

6 Smithy Court is an inner terrace house which occupies the middle position in a block of just three homes. It is exceptional due to the standard of refitting and upgrading works which have been implemented. Decoration is of a high standard, it is centrally heated and double glazed and of note is the orangery which has been added to the rear of the property and now provides a totally different level of living accommodation. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Reception Hall

1.73m (5'8) x 1.09m (3'7)

With radiator, woodgrain effect flooring, oak door to the living room and oak door to the;

Cloakroom

1.73m (5'8) x .86m (2'10)

With white suite comprising low level WC with wooden seat and corner wash basin with tiled courses over. Double glazed window, radiator and continuation of wood grain effect flooring.

Living Room

5.05m (16'7) x 4.6m (15'1) (maximum)

With a double glazed window to the front, stairway with wooden post and hand rail and glazed panels, wall mounted contemporary style electric fire, engineered oak flooring, two radiators and wall mounted thermostat. Oak door with glazed upper panels to;



Kitchen

4.57m (15') x 2.51m (8'3)

Beautifully appointed and with soft close base cupboard and drawer units to three walls with quartz working surface over, mosaic effect tile surrounds and an extensive range of matching eye level cabinets, together with concealed fridge and freezer units, recess for washing machine and with an electric oven with microwave over, four ring induction hob with stainless steel cooker hood above together with a one and a half bowl composite sink unit with drainer, flexible head tap and a wall mounted gas fired boiler, which provides central heating and domestic hot water. Central heating and domestic hot water control clock. Feature black power points, kick board lighting, radiator, two sets of ceiling light fittings and with an oak door to an under stair cupboard and with quartz floor tiles, which continue through a 4' x 4' wide opening to an;

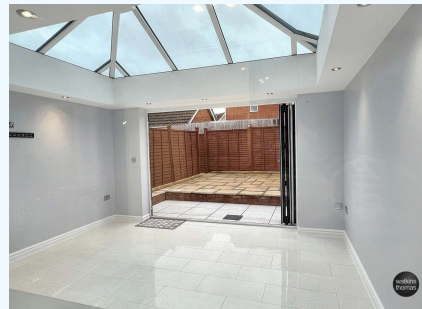
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Orangery

3.91m (12'10") x 3.66m (12')

A quite exceptional space with reflective glass roof over, bifold doors, sunken ceiling lights, stainless steel power points, wall mounted electric heater, television bracket and further power points. The orangery overlooks the private rear garden.



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ON THE FIRST FLOOR:

Landing

2.69m (8'10") x 1.91m (6'3")

Approached over a carpeted stairway and with access hatch to loft space, feature light fitting and with oak doors with stainless steel handles to;



Bedroom 1

4.06m (13'4") x 2.59m (8'6")

With a double glazed window to the front and with a double wardrobe cupboard, two single wardrobe cupboards and with bedside units and cabinets over a bed recess. Radiator.

Bedroom 2

3.53m (11'7") x 2.59m (8'6")

With a double glazed window to the rear and radiator.



Bedroom 3

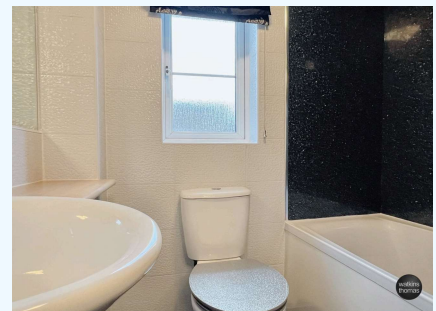
1.91m (6'3") x 2.21m (7'3") (10'3" into door recess)

With a double glazed window to the front, radiator and door to boiler cupboard with a tribune pressurised hot water cylinder.

Bathroom

1.85m (6'1") x 1.68m (5'6")

With white suite comprising bath with thermostatically controlled shower unit over and screen, 'quartz' shower boarded walls and having a low level WC and vanity wash basin with adjacent surfaces and cabinets below. Double glazed window, extensively tiled walls, radiator and quartz tiled floor.



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OUTSIDE:

At the front there is a contoured paving stone pathway, adjacent to which there are shale borders. At the rear there is a garden area which is approximately 25' deep by 16' wide and is hard landscaped on two levels, with a lower level of marble effect tiles and an upper level of paving stones. At the rear of the orangery there are outside lights and a water tap, together with power point. From the garden a pathway runs to a private rear access serving just the subject property and the rear door of the garage.

Garage and Parking

Just beyond the property, the roadway runs to a double length car driveway beyond which is the GARAGE (17'2 by 8'8) with an up and over door to the front and a personnel door to the path which runs to the rear garden. The garage has the an electric power supply.



COUNCIL TAX BAND B

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the first exit onto Ross Road. Proceed to and over the traffic lights and then turn left into Bullingham Lane at the next set of traffic lights. Continue along Bullingham Lane, turn left into Waggoners Way and then take the second right, into Smithy Court. Number 6 will be identified by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

15th October 2025

ID41851

6 Smithy Court, Saxon Gate, Hereford, HR2 6RS

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

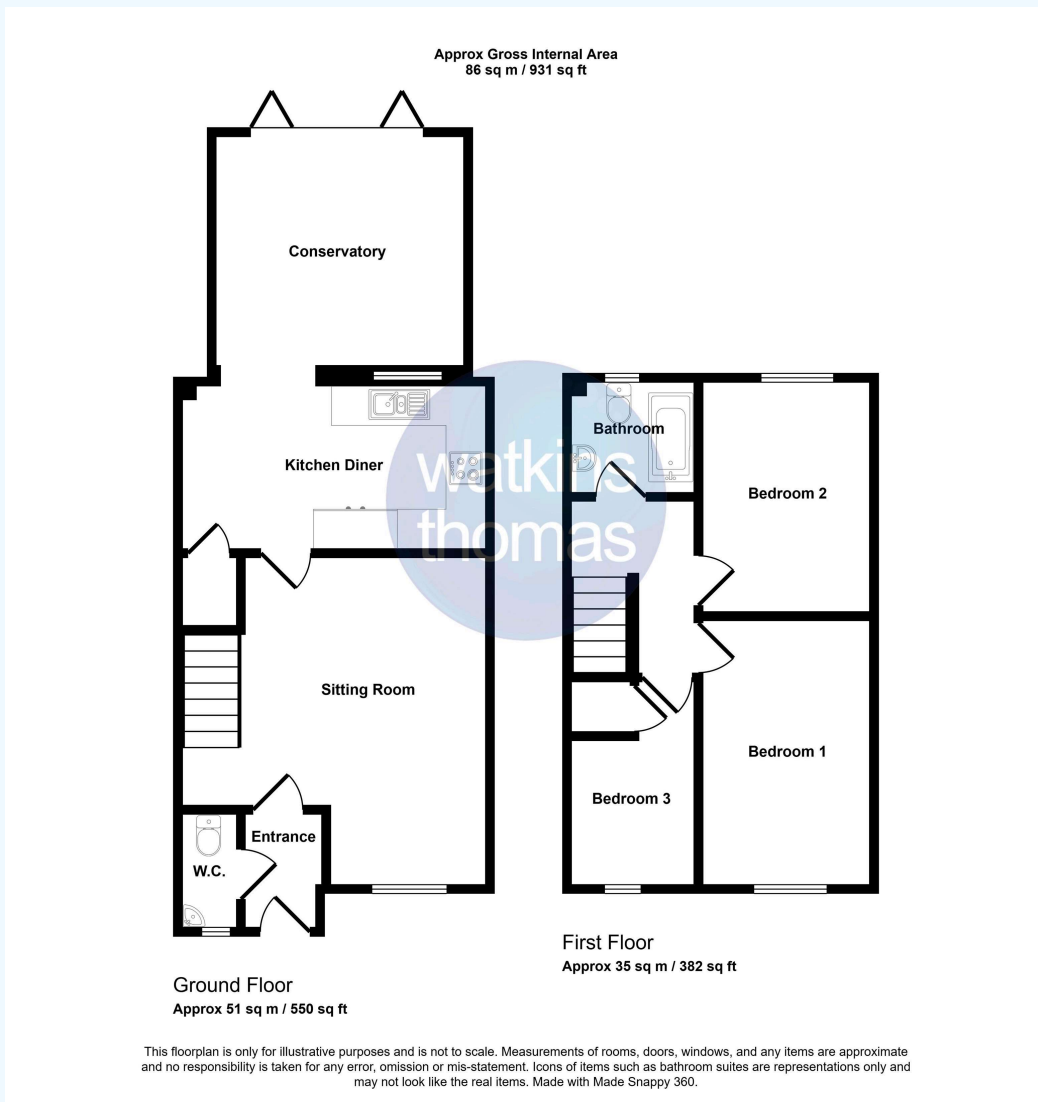
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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